



TOWN OF CONCORD
COMMUNITY PRESERVATION COMMITTEE
141 KEYES ROAD, CONCORD, MA 01742
TEL. (978) 318-3290 FAX (978) 318-3291

Application for CPA Funding
Due no later than 4:00pm on Friday, September 17, 2021

Applicant: Town of Concord

Co-Applicant (if applicable): _____

Project Name: Assabet River Pedestrian Bridge Construction Drawings & Permitting

Project Location/Address: Assabet River, West Concord, Behind 300-310 Baker Ave & 68 Commonwealth Avenue

Purpose: (Select all that apply)

Open Space Community Housing Historic Preservation Recreation

Project Budget:

Amount of CPA Funds Requested: \$300,000

Amount from Other Funding Sources: \$ 410,000

Total Project Budget: ~~\$300,000~~ \$710,000
(If multi-year project, note current phase only)

Please check which of the following is included with this Application:

- | | |
|---|---|
| <input checked="" type="checkbox"/> One Paragraph Project Summary * | <input checked="" type="checkbox"/> Architectural plans, site plans, photographs (if appropriate) |
| <input checked="" type="checkbox"/> Map (if applicable) | <input type="checkbox"/> Copy of Audit or most recent Financial Information (<u>Non Profit Organizations Only</u>)* |
| <input checked="" type="checkbox"/> Narrative * | <input type="checkbox"/> Letters of Support (if any) |
| <input checked="" type="checkbox"/> Selection Criteria and Needs Assessment | |
| <input checked="" type="checkbox"/> Detailed Project Budget * | |
| <input type="checkbox"/> Feasibility Assessment | |
| <input type="checkbox"/> Statement of Sustainability (if applicable) | |
| <input type="checkbox"/> Timeline * | |

* Required Documentation

The Contact Person for this Project is: Elizabeth Hughes, Town Planner

All Correspondence should be mailed to: 141 Keyes Road, Concord, MA 01742

The Contact Person can be reached by phone at: 978-318-3290 or by email at: ehughes@concordma.gov

Signature of Applicant: 

Signature of Property Owner (if different): _____

For Historic Preservation Projects Only – please check the box below left and acknowledge:

- I/We have read the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties and understand that planning for and execution of this project must meet these standards.

Brief Project Summary

The 2021 CPA application for the Assabet River Pedestrian Trail and Bridge is a second-year funding request to continue the development of complete architectural plans, full structural and construction drawings that meet the requirements of MassDOT, specification, estimates and final permitting needed for construction. The total cost for the completion of plans and drawings is \$710,000.

This CPA application request is for \$300,000 and is eligible in the Open Space and Recreation CPA category. The Town will again apply for a second round of MassTrails Grant for the remaining funds necessary to complete this phase of the project and utilize these CPA funds as a required match.

Background & Narrative

The idea for connectivity between Baker Avenue businesses and the West Concord Village has been in the works since 2001 and first appeared as a goal in the 2005 Comprehensive Long Range Plan Transportation & Circulation Goals, then again in the 2007 Village Center Study and the 2010 West Concord Village Master Plan. In 2017, the Town utilizing TDM funds for a feasibility study of a pedestrian bridge over the Assabet River and in 2018, \$35,000 in CPA funds were used for a detailed survey a detailed survey of the 1,000-foot section of the River. In 2019, the Town worked with the architects from La Dallman to conduct two public workshops and a presentation to the River Stewardship Council that resulted in a conceptual design and preferred location for the bridge adjacent to the existing commuter rail bridge.

In 2020, the Town received \$250,000 in CPA funds, which were used as a match for a \$135,000 MassTrails Grant. These funds were used to hire an engineering consulting firm GPI, Inc., the consultant that is doing the work for the Bruce Freeman Rail Trail. GPI completed the wetland delineation, survey, and base plan, hydraulics analysis and report, submission of a Request for Determination to the NRC and is in the process of completing the Geotechnical Investigation and Report. GPI also partnered with La Dallman on the Design Project Development, which includes the architectural modeling, structural design, and civil plan development, design concept revisions, abutment locations, River overlook areas, structural framing alternatives, horizontal and vertical geometry, retaining walls and fill areas, structural design concept development.

It was during this process that it was determined that the design of the bridge needed to meet the MassDOT standards in order for it to be eligible for State funding on the State Transportation Improvement Program (TIP), similar to the Bruce Freeman Rail Trail. The MassDOT process is much more labor intensive, specific and overall, more costly. The cost to construct this bridge four years ago was approximately three to four million. Due to the rise in the cost of materials and prevailing wage, it is now estimated to be between four and five million. Being able to have a significant portion of the cost included on the TIP is critical.

To complete the development of the final engineering and architectural plans, specifications, estimates and permitting needed for construction, the consultant estimates a cost of approximately \$710,000. The Town is once again seeking \$300,000 in CPA funds to be used as a required match for a MassTrail Grant. The 2022 MassTrails Grant program deadline is February 1, 2022.

Included with the application is the consultant's Project Summary that includes details on the work to date, maps, photos and plans.

CPC's Selection Criteria and Needs Assessment

This application meets the following Selection Criteria as found in the 2021 Community Preservation Plan:

a. The project's eligibility for CPA funding under the CPA legislation.

The application meets the criteria for Open Space and Recreation under the CPA legislation as it will provide funding for the support of recreational use and access to open space.

b. The project's consistency with Town-wide planning efforts and reports that have received broad-based scrutiny and input.

As noted in the 2010 West Concord Master Plan, the Assabet River pedestrian bridge has been identified as an important link between the Baker Ave. businesses and the services available in West Concord Village that will provide an alternative means of transportation and recreation for residents and visitors, as well as connecting to the Bruce Freeman Rail Trail. Additionally, the 2014 Recreation Facilities Strategic Plan identifies the importance of providing connectivity between parks and facilities and waterway access, which this bridge would address. The 2018 Envision Concord Comprehensive Plan Open Space Core Action Item highlights the need to ensuring the village centers are well connected and potential improvements including a pedestrian bridge over the Assabet River in West Concord.

c. The project's support by relevant Town boards and committees and community groups and its consistency with recent Town Meeting actions.

The West Concord Advisory Committee has been working to identify new connections, trails and linkages that improve the pedestrian experience and provide an alternative means of access to the traditional automobile – this is a project that they support. The River Stewardship Council and the National Park Service have indicated their support for the development of the bridge.

d. The extent to which the project preserves, protects or enhances existing Town-owned open space, recreation, historic and/or housing assets.

This project directly relates to the preservation, protection and support of Concord's open space and recreation opportunities by providing access to a somewhat hidden part of Concord.

e. The extent to which the project serves multiple or underserved populations.

This project has the potential to serve multiple and underserved populations by providing a more direct link from the West Concord Commuter Rail station to various business locations along Baker Avenue that include high tech, manufacturing, hospitality, medical and a flight school. Additionally, the project will address a significant safety issue of people walking along the MBTA Commuter Rail bridge in this location.

f. Whether or not the project fulfills more than one purpose of the legislation: housing, historic preservation, open space or recreation.

This project fulfills two purposes of the legislation – recreation and open space.

g. Administrative and financial management capabilities of the applicant.

The project will be administered through the Town of Concord's Planning Division. The Planning Division has extensive experience in administering CPA funded grants and projects. The Planning Division has completed all of the requirements of the program and grant funds to date.

- h. The extent to which the applicant has successfully implemented projects of a similar type and scale or otherwise demonstrated the ability and competency to implement such a project.*

As noted above, the Planning Division has overseen numerous grant funded projects and has the expertise to implement a project of this scale. Over the past year and a half, the Town Planner has overseen the MassTrails Grants and CPA funds for the advancement of this project.

- i. Demonstrated financial need.*

The development of the final engineering and architectural plans, specifications, estimates and permitting needed for construction of a bridge over a designated 'wild and scenic' river is beyond the scope of the Town's Capital Improvement Program for the coming year given other projects that are already scheduled.

- j. Whether or not there will be multiple sources of funding for the project, including leveraging of other public and/or private funding.*

The Planning Division has been successful in receiving \$135,000 in MassTrails Grant funds and will again apply for a second round of funding for the \$460,000 needed along with the requested \$300,00 in CPA funds to complete the project. There have been initial discussions with the owner representatives of several Baker Ave. businesses who have expressed interest in this project; however, a firm commitment for funding has not yet been provided. The Planning Division staff will pursue leveraging private funding for this project.

- k. The feasibility of the project plan and whether or not the most reasonable approach for implementing the project has been selected.*

The construction of the Assabet River Pedestrian Trail and Bridge has been found to be feasible. The public input and the environmental and engineering design considerations done so far have identified the preferred location for the bridge adjacent to the MBTA Commuter Rail bridge.

- l. The urgency of the project, the flexibility of the schedule and the impact of any delay in initiating the project.*

There is not an urgent need for the Town to approve this funding, although the idea, feasibility, concept and now the completion of the Pre-25% Preliminary Design Drawings has been two decades in the making and there is more support and momentum in the community for this Bridge, as well as the cost of construction is likely to continue to rise.

Budget

The budget for the completion of the design, engineering and permitting is as follows:

- | | |
|---|-----------|
| 1) Advancing to 25% - Bridge Sketch Plan Submission (including design public hearing) | |
| \$118k (GPI) and \$70k (La Dallman) | \$188,000 |
| 2) 75% / 1 st Structural Submission | |
| \$423k (GPI) and \$56k (La Dallman) | \$479,000 |
| 3) PS&E Submission | |
| \$35k (GPI) and \$8k (La Dallman) | \$43,000 |

Total = \$710,000

Included with the application is a copy of the MassDOT Project Scoping Workbook so that CPC members can get a better understanding of the complexity of the MassDOT process.

Statement of Sustainability

The goal of this project is to provide a safe and functional pedestrian connection that directly links the West Concord Village Center to the Baker Ave. offices, medical facilities and hotel. Providing a pleasant and safe pedestrian route will promote use of the commuter rail and hopefully reduce vehicle use/traffic congestion in the Village Center.

Timeline

The timeline for this project is to execute a contract with GPI, Inc. within a month of notification of award of the MassTrails grant. If the Town is not successful in receiving a MassTrails grant, the Planning Division will seek other public and private funds to complete this project.

